

# EAST AYRSHIRE COUNCIL

## DEVELOPMENT SERVICES COMMITTEE: 7 MAY 2002

### THE PROVISION OF SEWERAGE SERVICES TO NEW DEVELOPMENT

#### Report by Director of Development Services

#### 1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to inform Committee of recent discussions regarding the provision of sewerage infrastructure for future development in East Ayrshire and to recommend the establishment of a forum to improve liaison between statutory agencies, developers and the Council.

#### 2. BACKGROUND

- 2.1 A report outlining various issues regarding the future provision of sewerage infrastructure within East Ayrshire was approved by the Development Services Committee on 18 December 2001. In summary the report concluded, on the basis of the late information provided by Scottish Water for the public inquiry into objections to the Finalised East Ayrshire Local Plan, that there may be insufficient capacity in the sewerage system in a number of areas to serve new developments. Provision of new sewerage infrastructure within these areas may go beyond the reasonable cost limits of the water and sewerage authority and unless the developer can absorb these costs, future growth could be constrained.

#### 3. CURRENT PROGRESS

- 3.1 The recommendations of the Reporter appointed to hear all of the evidence presented in pursuance of objections to the local plan has not, at the time of writing, been received. However, in the interim officials of the Scottish Executive convened a meeting to explore the issues and determine the extent of the difficulties.

The meeting concluded that :

- the problems in terms of sewerage capacity are mainly found in the former West of Scotland Water Authority (WoSWA) area
- in some areas in the west of Scotland there is a moratorium on development or development is beginning to be led by drainage capacity irrespective of other planning policies or considerations
- a solution has to be found in the context set by EU Directives
- Scottish Water is currently gathering detailed information on the scale and extent of the problem and the information will be shared with Councils
- there was potential for recognition of the need for more systematic assessment of the investment requirements arising from structure plans
- improved liaison between the parties was the way forward

- 3.2** Scottish Water confirmed at the meeting that they would be completing a detailed data gathering exercise by April/May 2002. The exercise, once completed, would enable a proper assessment of the sewerage capacity issues to be undertaken and would be the basis for future programmed investment. However, it was noted that the investment programme would be determined within the context of the water authority meeting targets contained in various EU Directives and its statutory 6.5% target in terms of rate of return. In other words, some connections from new development will be uneconomic on the basis that the costs of connection will exceed what the water authority will get back in terms of charges.
- 3.3** In terms of finding a way forward it was agreed that when the results of the above study become available, a series of meetings should be convened through the Scottish Executive between Scottish Water and the Structure Plan teams in Ayrshire, Dumfries and Galloway and Glasgow and the Clyde Valley. These meetings would provide the context for locally based liaison.
- 3.4** It was also agreed that a note of the meeting would be prepared and put to Ministers.

#### **4. PROPOSED DEVELOPMENT FORUM**

- 4.1** Although sufficient housing land has been identified to meet needs in overall terms in East Ayrshire within the short to medium term there are a number of locations (Mauchline, Auchinleck, Kilmarnock, Galston, Kilmaurs, Hurlford and Crookedholm) where alternative solutions to overcome the identified sewerage constraint may be required to enable development to proceed. It is proposed therefore, through the auspices of the Development Services Department, that a technical forum be established involving the new water authority Scottish Water, SEPA, Homes for Scotland and SEA.
- 4.2** The purpose of the forum would be as follows:-
- to determine the precise nature and extent of the sewerage capacity constraints currently being experienced
  - to determine possible solutions to overcome sewerage constraints which are prohibiting new development within the above named communities, on the basis of either an individual site or a combination of sites and utilising, where possible, section 75 agreements
  - to assess longer term strategic requirements for infrastructure improvements to support existing development and to enable new development to take place
  - to provide feedback on the current local plan allocations
  - to assist in the provision of technical information for any future East Ayrshire Local Plan review, and
  - to establish and agree a likely programme for future infrastructure improvements and to assess a likely timescale within which these may be implemented

**4.3** The forum would be co-ordinated by officers of the Council and attendance would be on an invitation only basis dependant on the agenda.

**5. POLICY IMPLICATIONS**

**5.1** None directly arising from the report

**6. FINANCIAL AND PERSONNEL IMPLICATIONS**

**6.1** The co-ordinating and support role will be an additional burden on planning staff but is never the less necessary to ensure implementation of development identified in the Local Plan.

**7. RECOMMENDATION**

**7.1** It is recommended that the Committee note the contents of this report and agree to the establishment of a technical forum as outlined in section 4 above.

**Stephen Chorley**  
**Director of Development Services**

KD/IMB  
15 April 2002

**LIST OF BACKGROUND PAPERS**

- 1. Report by Director of Development Services to Development Services Committee 18 December 2001, Development Issues Relating to West of Scotland Water.**

Anyone wishing to inspect the above papers should contact Karl Doroszenko on Extension 6751

**Implementation Officer – Alan Neish.**

**AGENDA**